

# Planning Tables Motion On Complex

19 July 1984

HEBER CITY—"We made a decision originally and public opinion has persuaded the commission to obey the ordinance to the letter of the law," was how Robert Giles, of the Heber City Planning Commission surmised the decision to table any action on the Timber Mill Station Development.

In the Special Meeting of the Heber City Planning Commission, argument was once again heard for and against the development of a 4-building, 27 unit multiple family dwelling. The Planning Commission, in action taken some 10 to 14 months earlier, had worked with the developer in considering the planned development and its density levels.

As the ordinance now states, the developer may place 10 units to the acre. JAM, has developed a plan which shows the number of units they had planned to use at 4-dwelling buildings, and a laundry facility. These dwelling buildings were suggested by the Planning Commission under the ordinance that multiple family dwellings be 150 feet apart. The developer was able to place 4-dwellings on the acreage owned.

Jan Eggleston, member of the Planning Commission, argued that the ordinance as it is now written, states that there can only be one

dwelling on one lot. Consequently, the developer did not meet code, since the plans were to have 4-dwellings on this original building lot.

Robert Giles questioned the intent of the ordinance to "a" dwelling. Lou Jackson of the commission, also questioned the intent of the same phrase.

Jackson issued a point that maybe when the ordinance was designed, a 4-plex was the largest building to have been submitted, or maybe an 8-plex, but the word "a" was too definite for the ordinance.

Once it was decided that "a" building meant "a" building. It was discussed whether the C-2 Zone permitted this type of use. Steve Edwards, a land developer, pointed out in the ordinance that C-2 Zones permit for commercial space, and this type of dwelling, multiple family dwellings, to be constructed.

Residents of the area were firm in their stand that this 27-unit complex should not be built. They contended that it was not orderly, or in the best interest of the community, and continued to say that it would devalue their property.

Steve Edwards then read a phrase of the C-2 Zone which said

that multiple-family dwellings were provided for in this area, and said that the entire argument is whether or not it should be one building or several dwellings like the ordinance permits.

Paul Royall, speaking as a concerned citizen, stated that he felt the C-2 was for commercial expansion, to give business along the Main Street area a place to expand into. But he remitted by saying that if a building meets the code, then let the building be built.

"Then the real question is whether or not we felt that it is in an orderly manner," commented Chairman Lee Murdock. "It is my understanding that orderly is not to translate the city, but not halt progress."

"I am supportive of multiple family units for those that need help with their living expenses, however, 27-units to me is not orderly," Murdock added. "As much as I'd like to see higher density, rental units, 27-units is not orderly."

Jackson submitted that the developer, in compliance with all the ordinances stipulated in the book, were to help the developer be orderly. "If the developer follows the ordinances they comply with the orderly."

Lee then suggested that there are possibly 3 solutions to the decision faced by the commission. 1) Recommend that they, the developers, come back with another plan for 1 building; 2) Review the ordinance and; 3) Work with the developer, using the words "Orderly" judiciously.

Based upon the presentation, it was decided by the Commission, that the developer didn't meet code, that his presentation of 4-dwelling units, were not allowed on a building lot. It was also decided that the planning ordinance which stated one dwelling per lot needs reviewing.

A motion was then entertained to review the ordinance. And the commission, rather than deny the application, tabled the decision on the application, pending the review of 020603 (single building.)

"It would be to our best interest that we comply and submit a single building plan," Joe Tesch, Attorney for the developer submitted to the commission.

Richard Carlile, acting building inspector, asked that the new plans be sent to the office two weeks before the next meeting. The developer said that they could possibly have them returned in 4-days.

Jerry Brisk suggested that the

commission entertain a moratorium on such large scale developments until the ordinance and questions be resolved, noting that such a moratorium could not prevent the present development from being constructed.

When asked if the developer planned to build a single building instead of the multiple dwellings, he said, "They've already stated they would accept a single building in compliance."



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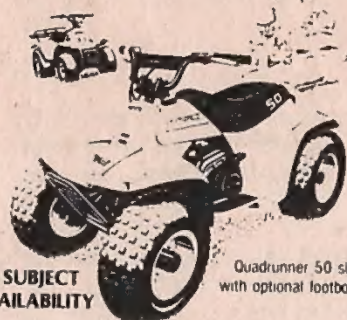


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Last year's successful Booster president, LaMar Kelly, has agreed to help raise more funds this year with a beef raffle.

Fair days will be a busy fund raising time for the Boosters and special committees. One of the best money raising projects last year was the booth on Main Street where they sold hamburgers, nachos and drinks. The Boosters plan to sell these items again this year. They hope you will look for the booth for these food items and also buy a Booster hat and a money saving Booster activity card.

Community involvement and support will be the key to another successful year of high school activities. Watch for Booster projects and help where you can or call any one of the members of the board of directors and offer your services. Your support will be gladly accepted.

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# Council Reviews Housing Project; Approve Park Use

*19 July 1984*

HEBER CITY, July 11 (LRJ) Pleasantly surprised was the city council when Jerry Smith presented it with a check for \$100. The occasion was a brief "thank you" to the city for permitting the Heber Second Ward the use of the Tabernacle grounds for its annual Fourth of July Breakfast Celebration. The ward has organized and carried out this breakfast for years, and now it has become a tradition.

Traditional also has been the excellence of its program and its use of the land. Restoration to cleanliness and original condition the park it uses was cause enough for the council to grant the Second Ward permission to repeat its performance next year.

Jess Summers briefly presented a salary deferment plan that the

council will consider for city employees who must be offered a option to the state retirement program.

Phil Wright, County Health Officer, presented papers to the city for the mayor's signature. The formal signatures will bring local governments into agreement with state and county food handling licenses and instructions. The fee required of food handlers will be minimal for temporary businesses (two weeks) and a one fine fee of \$20. for established businesses. The object is to educate and control food handlers for public safety. The permit will be required of all enterprises that sell food to the general public but will not affect private dinners, such as church dinners, etc. where kitchens are established and the general

public is not being sold to.

Brent Hill and Joe Lippnik, partners in the Old Mill Meadows Project, presented new plans for the city to consider concerning a project to the southeast of Heber City. The housing project is located in Wasatch County and was billed as a mobile park previously. Development has taken place over the past two years, and lots are planned to be sold in a two phase plan. The housing is still considered as mobile but the home appearance is more bungalow in aspect.

Previous development was stymied by water availability to that section of town. Brent Hill considered development of water sources on the property. Sewer hook-ups were also considered at that time and would have required special handling.



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in the county." Broadcast House, located in the newly developing Triad Center "is the realization of years of extensive planning. It represents KSL commitment to the community and to the future of broadcasting," reported Mr. Lloyd. The new facility has been designed to incorporate the newest of technological equipment, some of it designed by the company's own engineers.

The 130,000 square-foot space, new in every aspect of equipment



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# Development is Taking Monstrous Proportions

19 July 1984

A heated debate between the Heber City Commission, and JAM Developers and a group of concerned citizens over the proposed construction of a 27-unit apartment complex has reached new heights of self-centered stupidity.

A technicality in the city ordinances may kill a tasteful 4-building complex which would be an asset to our community and replace it with a single "Army Barracks" type apt. structure.

It was hashed over how the people didn't want to have the 27-unit complex, and the citizens fought tooth and nail, finding all types of loop-holes to fall through, and it almost worked.

When the developer said, and I paraphrase, If I were to build one building, up to code, would it be accepted? The Planning Commission could not deny it.

The residents had been using ordinance 020603, of the Planning Code, which reads that a dwelling, not specifically a multiple-family dwelling, could be built on one lot, and the lot the developer is looking to use, is 2.75 acres, which has a density of 10 units per acre, so there is the 27 units all in one building.

Now is the time for reason, if the developer complies with the ordinance then the community will be the big loser. Let's put the development back to something we can be proud of.

classification are not included in the requirement. Builders of duplexes and larger unit compositions would be required to pay fees for each dwelling unit since each could require and use as much service as any individual home might, and control of services and fees could be handled more conveniently by the owner as well as by the city. This requirement went into effect at 8 a.m., July 12, 1984.

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**KEEP WADING POOL CLEAN**

Dear Kristine: My children love to jump in and out of their wading pool. The pool soon has a lot of dirt and grass in the water. I found that if I put my old baby bathtub next to the pool, filled with water for the children to step into before entering the pool, the pool stays much cleaner. A plastic dish pan or other container would also work.

Karen Moore

**SUMMER COOL DOWNS**

Summer is wonderful! But for those of us with kids at home, it's also a lot of hot, hectic afternoons and long, restless evenings. Kids get exhausted and irritable, especially in late afternoon. This is a good time for a cool down break. Here are some of my favorites.

[1] Give everyone a paper or plastic cup and a straw. Put about ½ oz. of liquid dish detergent in each cup and add a little warm

water. Then they simply blow, **DON'T SUCK**, into the liquid with the straw. It's kind of like when you were a kid and you blew bubbles in your milk, only with this you get lots more bubbles. Tons of bubbles flow over the cup and float through the air! Kids love it! For even more fun, add a few drops of food coloring.

A word of caution, don't try this with children under about four years old. They tend to forget and suck on the straw.

[2] Play London Bridge is Soaking Wet. Mom and Dad make good bridge operators, then little tots who don't want water in their face can still have a good time. Just squirt the hose water in an arch which the children run under. Everyone sings "London Bridge is Falling Down." Each time the word down is sung, the water is brought down, squirting a few runners. With a little timing, Junior, who loves water, can get a good dowsing, and Susie, who isn't so crazy about it can just get sprinkled. It's great fun and Mom doesn't even have to get wet. [As long as she works the hose.]

From potty training blues to troublesome teens: Share your tips, solutions, and chucklers. Write to Parents' Help Line, 250 North, 500 West, Heber City, Utah 84032 or call 654-2048.

# Service to Celebrate

## July 24